



ASSOCIATION NEWSLETTER

August 1, 2008

BEAUTIFICATION DAY HELD / MANY THANKS TO THE VOLUNTEERS

Under the leadership of Board Member, Arthur Munoz, the Association had a Beautification Day last month. The residents who came picked up much trash around the complex. The Association would like to thank the following volunteers: Cynde Callera, Eileen Medina, Chris Yuen, Katrina Kimport, Jamal Blue, Nathan Walter, Matt Villeneuve, and Arthur Munoz. After working the morning, they were served with pizzas and soft drinks. Thank you again to all who came and worked.

POOL RULES ENCLOSED

Enclosed is the list of pool rules for your review. Please keep it in a handy place for quick reference. Thank you in advance for your cooperation. Please remember, use at your own risk.

NEW PARKING SIGNS INSTALLED

The Association recently installed new parking signs: 1 at the entrance, one is by 7628, and one by 7602. Please remember that all unmarked spaces are for 72 hours except for the overflow area by 7602 & 7606. Thank you for your cooperation.

REMINDER OF OWNERS- ONLY POLICY IN EFFECT

As a reminder, the Bylaws that were amended state the following:

THE EUCALYPTUS GROVE IS AN "OWNER - OCCUPIED COMMUNITY". ANYONE BUYING A UNIT AFTER JANUARY 1, 1990, MUST SATISFY THE RESIDENCY REQUIREMENT. EACH UNIT MUST HAVE IN RESIDENCE AT LEAST ONE OWNER OF RECORD; AND IN THE EVENT AN OWNER IS NOT IN RESIDENCE, THE UNIT MUST REMAIN VACANT. (RESIDENCE SHALL BE DEFINED AS OCCUPYING THE UNIT FOR AT LEAST 90 DAYS DURING EACH CALENDAR YEAR).

If you do not satisfy the residency requirement, you may not rent the unit to anyone or let anyone else use it. **THE ASSOCIATION BY - LAWS DO NOT PERMIT FRIENDS, RELATIVES, HOUSESITTERS, SERVANTS, OR ANYONE ELSE TO OCCUPY THE UNIT UNLESS YOU, THE OWNER, HAVE COMPLIED WITH THE RESIDENCY REQUIREMENT.** (For example, if you buy a unit for your child to attend the University, he or she must be on title).

Anyone violating this provision is subject to legal action to enforce the Association By - Laws.

Please read "ARTICLE XIII" of the By - Laws for the details of the provision.

Thank you for complying with the governing documents.

POOL PROJECT RESCHEDULED FOR OCTOBER

In response to several residents' requests, the pool project has been rescheduled to start in early October. The Board felt that everyone should be able to have the pool area available, without interruption, throughout this summer. As a reminder, please remember to comply with the posted pool rules and that you're using the facilities at your own risk. No lifeguard on duty. Thank you.

E-MAIL ADDRESS REQUESTED

Sometimes, E-mail is the most efficient way of disseminating information. If you have an e-mail address that you would like to give to the Association, please contact James Nguyen at jamesn@bartlein.com. Thank you. Please ignore if you have already responded.

OFFICIAL WEBSITE OF THE GROVE

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, and Guidelines) posted there. It is essential that all owners and residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies and understand the rules & regulations. Thank you.

NEW INFORMATION NEEDED

If you have new phone numbers, tenants, or e-mail/ mailing address, please notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

BOARD MEETING SCHEDULED / REQUEST TO BE IN WRITING

The next Homeowners Association "Monthly" Board Meeting is scheduled for August 14, 2008, at 6:30PM. Unless otherwise notified, the meetings are usually held on the 2nd Thursday of the month, at 6:30PM, in the Meeting Room, at Bldg. 7610. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

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